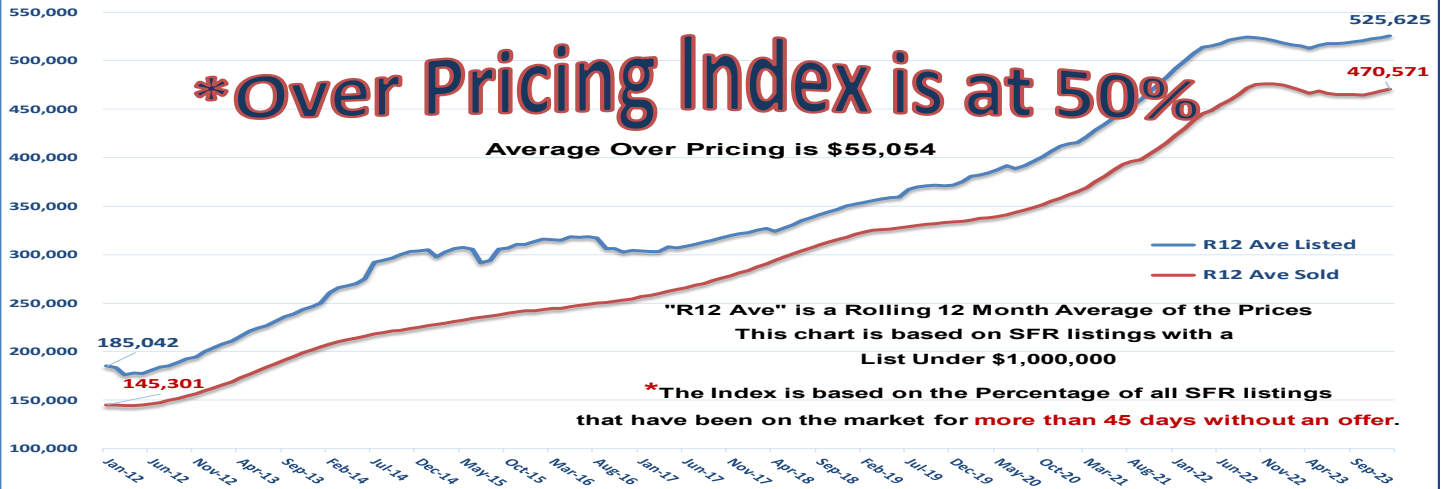




EQUITY TITLE OF NEVADA

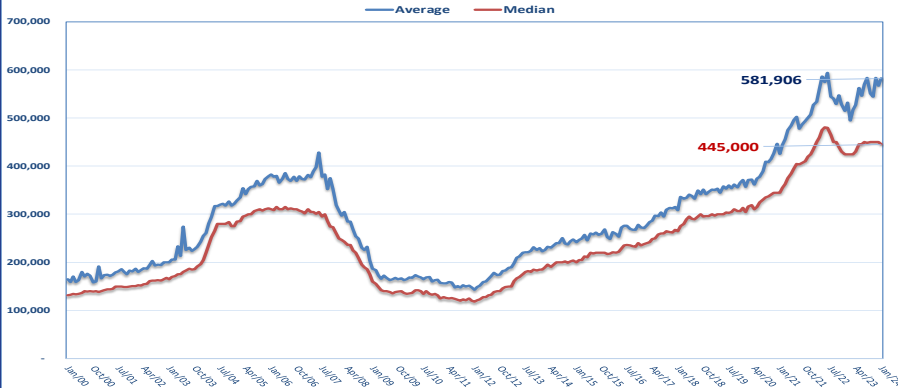
Las Vegas Market Update - February 2024

Greater Las Vegas SFR Average List vs Closed Sale Prices

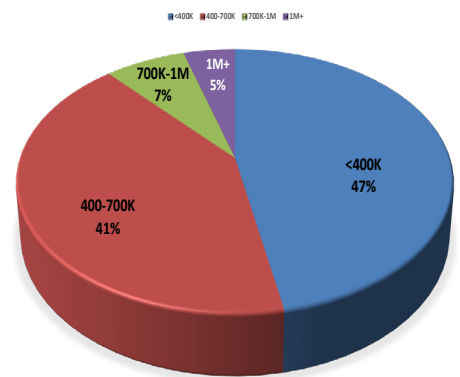


	Closed 2023	Closed 2024	Change	% Change
Units	1,868	2,134	266	14.2%
Volume (000)	\$ 887,498	\$ 1,102,778	\$ 215,280	24.3%

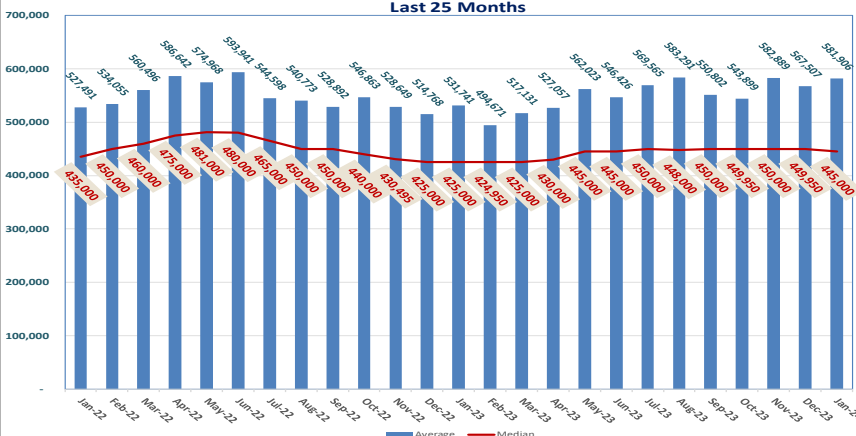
SFR Market Prices



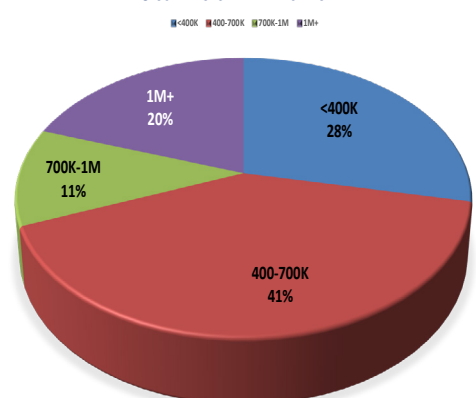
Closed Units by Price Point



Single Family Residential Price Trend Last 25 Months



Closed Volume by Price Point





EQUITY TITLE OF NEVADA

Las Vegas Market Update - February 2024

January 2024 Production Snapshot

	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average DOM
SFR	2,631	3,954	2,343	1,493	519,557	915,533	445,000	581,906	3.5	37.8%	47
CON/TWH	831	1,245	673	481	284,900	342,150	275,000	293,002	3.8	38.6%	43
Total Residential	3,462	5,199	3,016	1,974	460,000	778,225	407,000	511,510	3.8	38.0%	46
Hi-Rise	142	333	67	64	475,000	878,668	459,950	857,877	6.0	19.2%	69
Multiple Dwelling	31	65	27	18	620,000	667,103	570,000	535,994	5.0	27.7%	50
Vacant Land	260	2,221	178	119	69,900	521,516	48,000	256,788	20.0	5.4%	145
Luxury Sales (RES & VER) \$1M+	267	666	201	102	1,827,500	3,117,442	1,580,000	2,290,797	7.9	2.2%	80

December 2023 Production Snapshot

	Listings Taken	Available Units	Pending Units	Closed Units	Median List Price	Average List Price	Median Sold Price	Average Sold Price	Months of Inventory	30 Day Absorption Rate	Average DOM
SFR	1,631	4,093	1,789	1,539	510,000	889,319	449,950	567,507	3.5	37.6%	38
CON/TWH	526	1,230	519	466	284,999	343,740	270,500	297,386	3.8	37.9%	36
Total Residential	2,157	5,323	2,308	2,005	459,900	763,250	417,000	504,726	3.5	37.7%	37
Hi-Rise	98	299	62	68	435,000	892,563	419,250	580,816	5.8	22.7%	52
Multiple Dwelling	20	65	32	16	618,000	630,318	551,750	539,081	6.0	24.6%	28
Vacant Land	176	2,213	167	122	65,000	494,096	50,000	279,737	19.0	5.5%	164
Luxury Sales (RES & VER) \$1M+	150	671	144	101	1,800,000	3,036,479	1,465,000	1,966,129	8.5	2.2%	55

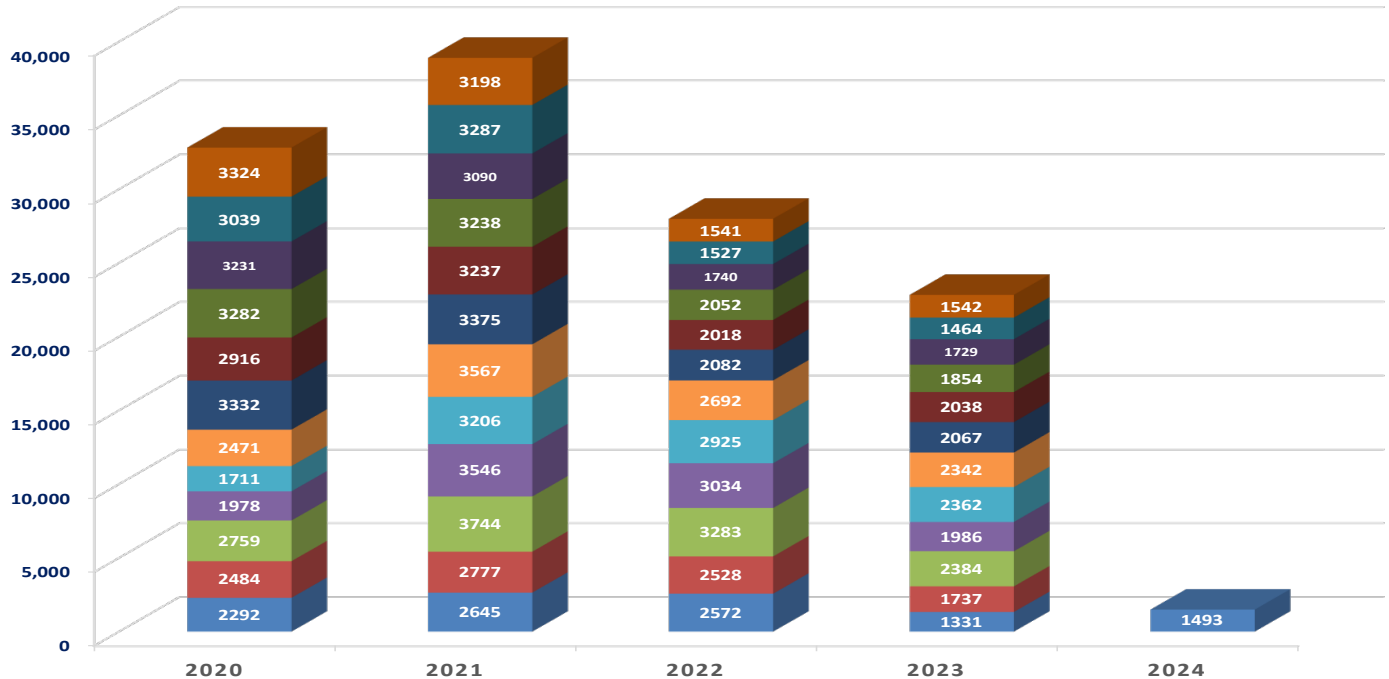


EQUITY TITLE OF NEVADA

Las Vegas Market Update - February 2024

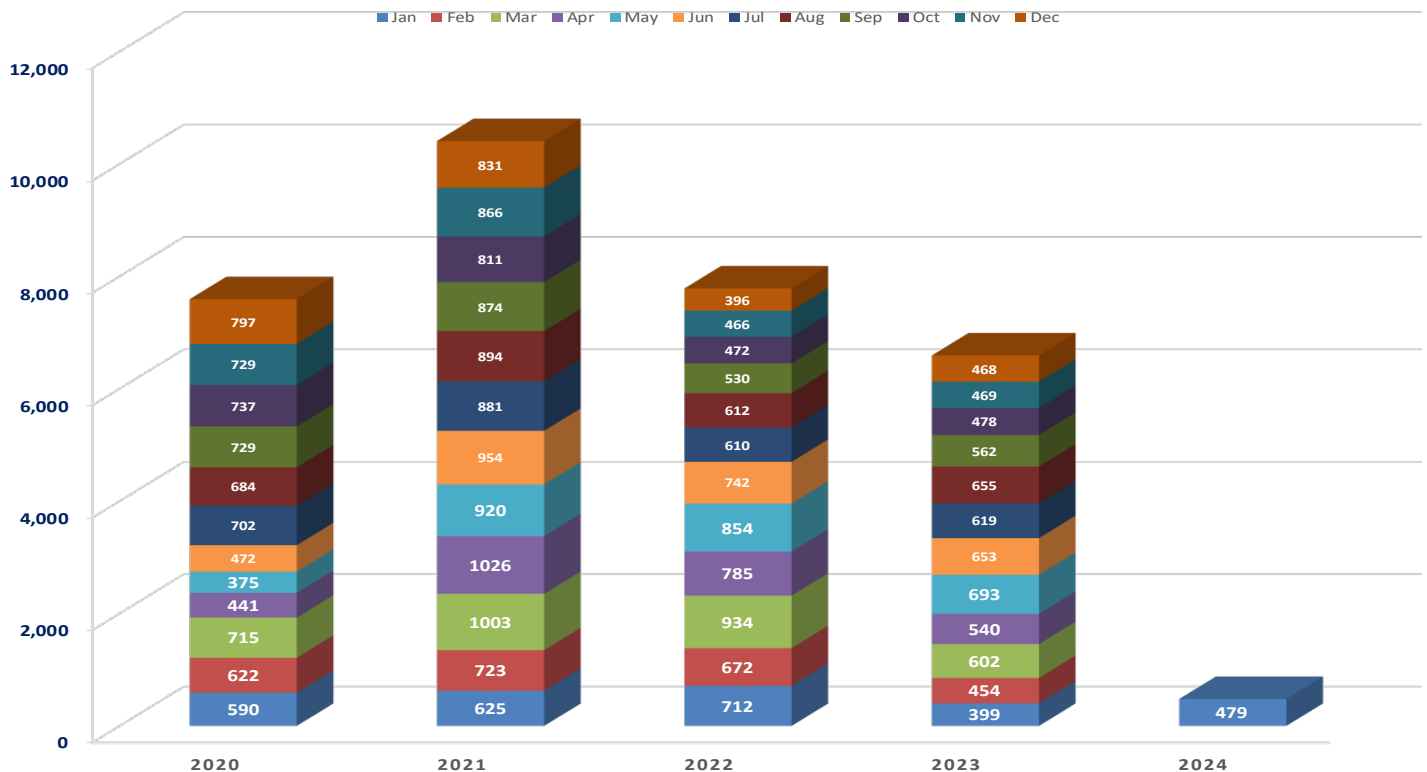
SINGLE FAMILY RESIDENTIAL CLOSINGS

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec



CONDO / TOWNHOME CLOSINGS

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

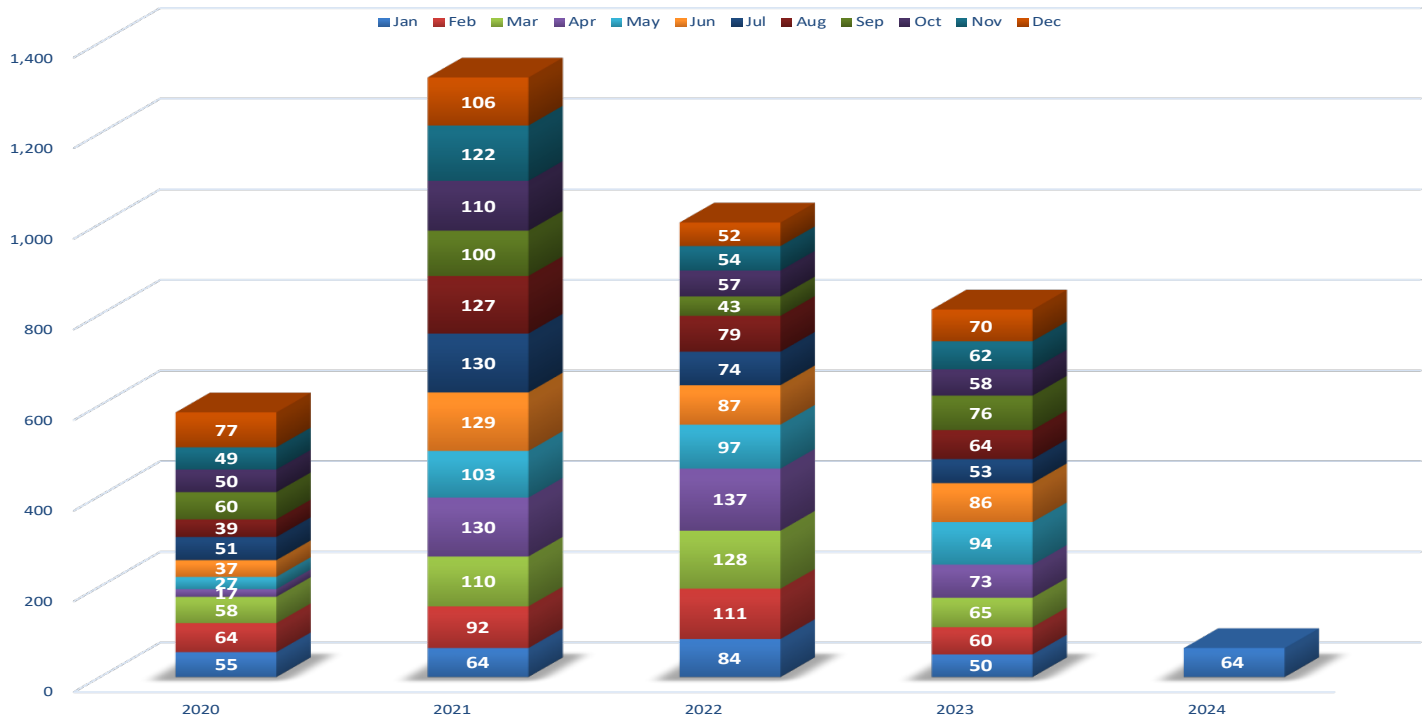




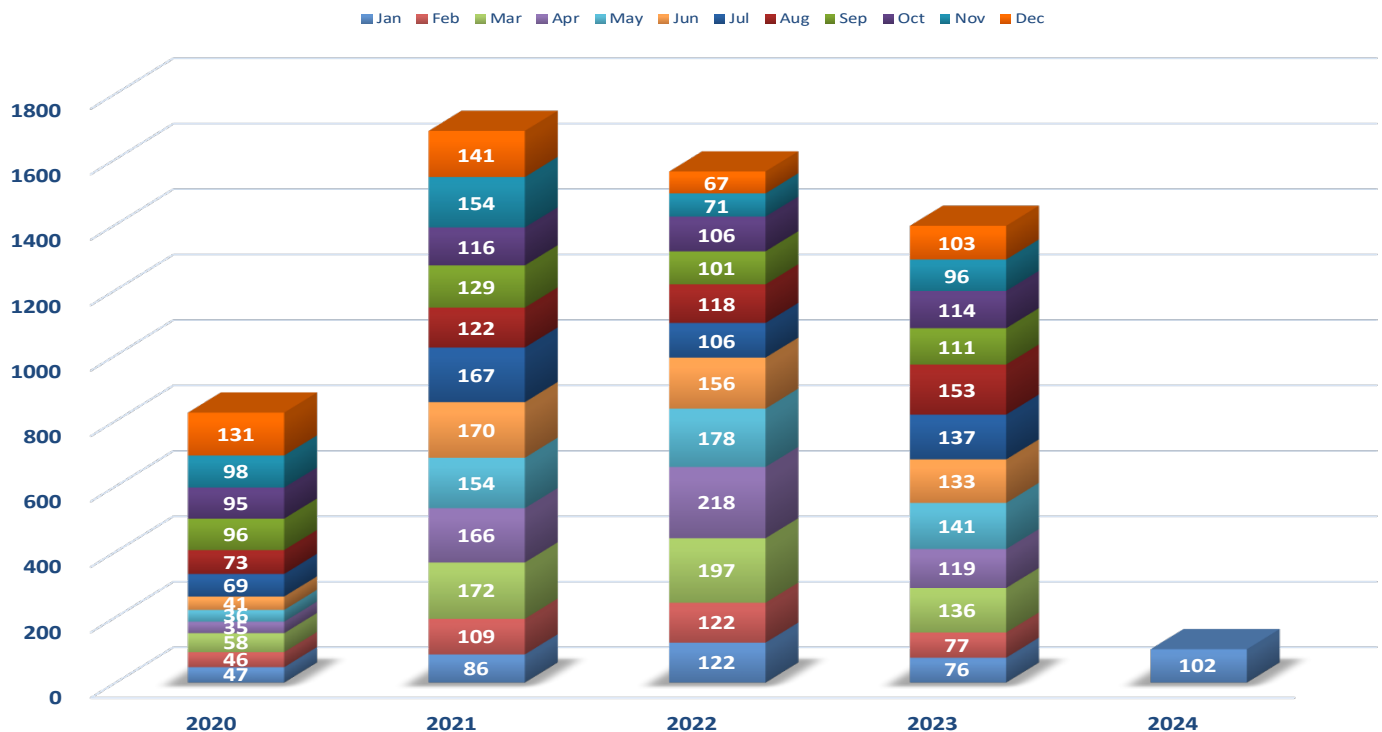
EQUITY TITLE OF NEVADA

Las Vegas Market Update - February 2024

Vertical / Hi-Rise Closings



Greater Las Vegas Luxury Sales \$1,000,000 and Over

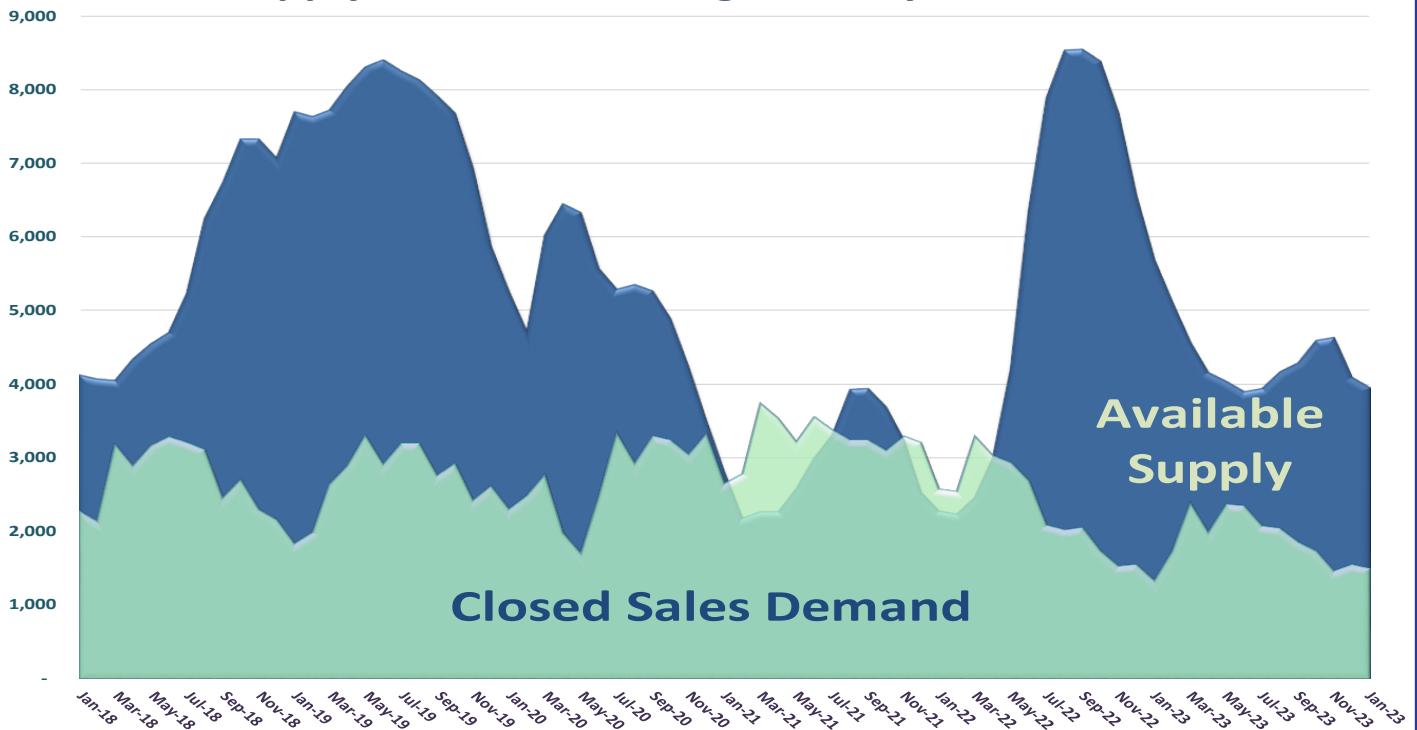




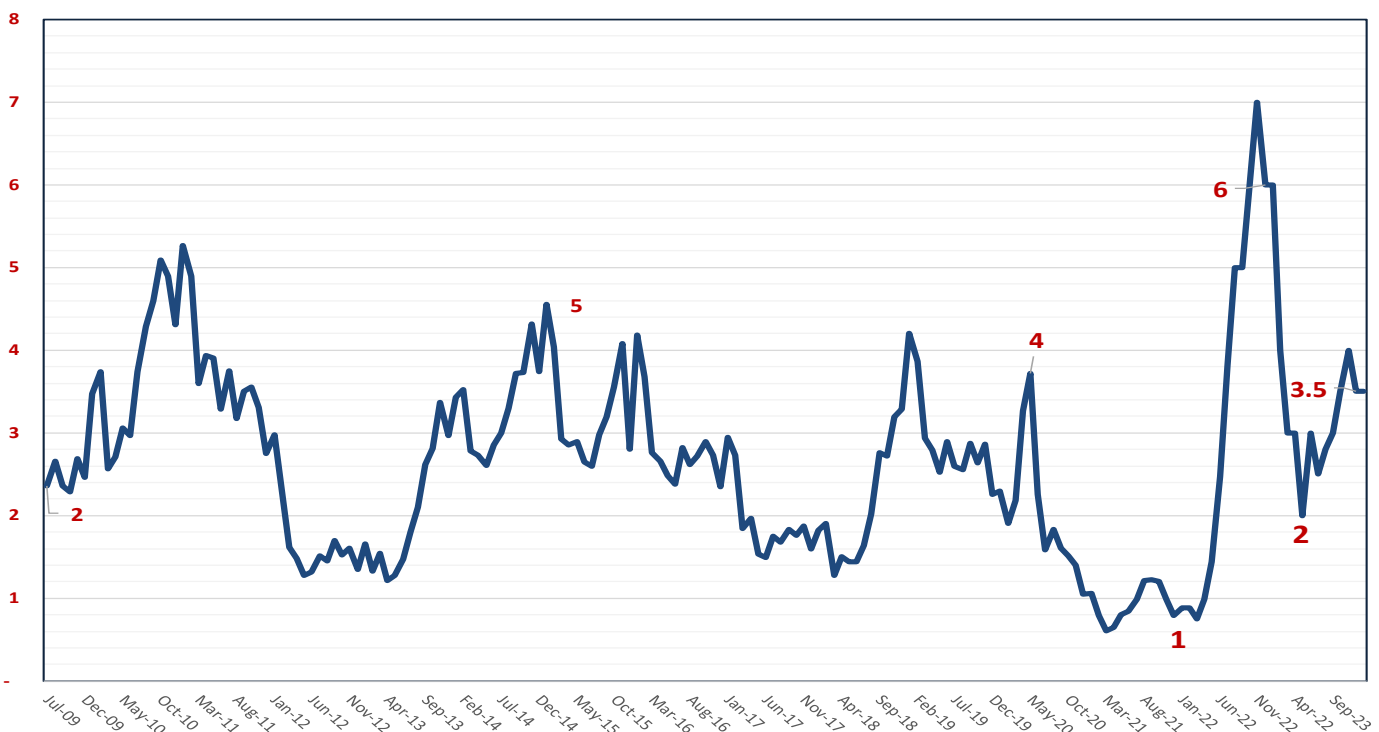
EQUITY TITLE OF NEVADA

Las Vegas Market Update - February 2024

Supply vs Demand - Single Family Residential



Single Family Residential Homes Months of Inventory





EQUITY TITLE OF NEVADA

Las Vegas Market Update - February 2024

SFR Closed Sales in Selected Communities - Last Six Months

	Aug	Sep	Oct	Nov	Dec	2024 Jan	Sparklines	Months of Inventory	Ave SP Last 6 Months	Ave Days to Sell
Aliante	20	18	8	11	9	10		4	524,429	58
Anthem	9	5	5	2	2	7		2	718,096	59
Anthem Cnty Club	7	5	8	6	4	11		2	1,450,138	33
Cadence	41	43	39	31	38	37		3	485,695	63
Centennial Hills	13	12	7	5	9	9		5	545,747	61
Desert/South Shores	15	10	12	9	10	12		2	698,494	28
Green Valley	24	35	18	17	15	13		5	616,368	46
Green Valley Ranch	8	10	13	8	10	3		4	575,299	49
Inspirada	25	17	16	11	10	9		5	623,216	50
Iron Mountain Ranch	7	4	7	8	2	3		6	589,481	31
Lake Las Vegas	16	21	13	8	20	10		11	926,560	107
Lone Mountain	6	1	11	4	7	6		3	776,028	27
MacDonald Highlands	5	2	3	1	5	3		17	4,832,838	48
Mountains Edge	36	42	30	25	18	26		3	500,479	34
Peccole Ranch	8	3	6	8	4	6		2	511,715	22
Providence	23	21	18	14	14	22		2	460,855	30
Red Rock Cntry Club	0	5	2	5	7	2		6	2,006,457	54
Rhodes Ranch	10	14	10	5	7	11		3	557,358	27
Seven Hills	12	5	6	7	10	7		5	909,008	62
Siena (SFR & TWH)	16	10	5	6	11	8		2	619,377	79
Silverado Ranch	20	10	17	14	15	21		2	493,416	46
Silverstone Ranch	2	2	2	1	4	2		6	594,231	100
Skye Canyon	35	32	23	20	22	18		4	572,708	76
Southern Highlands	22	31	20	17	22	16		6	1,036,162	60
Spring Valley	13	12	10	13	14	15		2	525,512	35
Summerlin	35	28	33	24	26	31		3	909,475	61
Sun City Anthem	35	21	30	19	26	20		3	601,935	38
Sun City Summerlin	34	20	32	16	23	22		2	528,547	37
The Lakes	13	10	10	4	8	10		2	667,847	48
The Ridges	5	5	4	4	1	3		8	4,699,273	108
Tuscany	5	7	3	4	4	4		2	558,852	53
Other Groups										
Clark County	1,980	1,793	1,671	1,410	1,491	1,444		3	575,262	47
Boulder City	16	10	14	6	8	11		4	613,080	98
Pahrump	44	46	43	40	42	35		7	377,269	75
High Rise Sales	64	76	58	62	70	64		6	610,313	69
Luxury Sales (\$1M+)	153	111	114	96	103	102		8	1,787,612	80

SFR Closed Average Sales Prices in Selected Communities - Last Six Months

	August	September	October	November	December	2024 January	Price Movement
Aliante	562,040	514,219	473,225	577,051	488,276	483,198	
Anthem	765,721	689,900	637,400	887,500	584,000	724,557	
Anthem Cnty Club	1,405,129	1,061,000	1,549,625	1,282,500	906,313	1,872,500	
Cadence	498,311	480,417	480,117	499,338	477,953	480,250	
Centennial Hills	554,600	599,650	622,857	534,000	461,056	492,333	
Desert/South Shores	655,833	662,600	683,742	713,911	703,300	780,917	
Green Valley	759,179	563,744	652,833	564,288	561,311	575,538	
Green Valley Ranch	544,009	517,200	627,961	598,510	521,490	741,667	
Inspirada	671,338	620,959	558,222	570,272	623,867	673,333	
Iron Mountain Ranch	646,000	461,750	616,000	520,363	957,500	505,000	
Lake Las Vegas	815,208	901,107	741,413	808,124	864,465	1,617,800	
Lone Mountain	459,167	911,966	676,407	943,894	988,584	892,981	
MacDonald Highlands	6,235,000	2,768,750	5,712,350	5,400,000	4,078,874	4,060,000	
Mountains Edge	525,600	520,390	473,257	509,316	496,914	458,914	
Peccole Ranch	566,750	459,167	406,500	450,817	607,000	587,500	
Providence	454,196	466,971	441,889	480,714	489,786	446,450	
Red Rock Country Club	-	2,079,520	1,474,500	2,154,800	2,066,429	1,775,000	
Rhodes Ranch	573,050	524,571	586,450	532,000	629,214	524,173	
Seven Hills	972,499	1,157,000	1,295,750	688,250	768,515	713,000	
Siena (SFR & TWH)	649,819	502,200	574,600	676,000	717,909	555,000	
Silverado Ranch	456,450	557,000	542,818	475,679	439,560	508,645	
Silverstone Ranch	565,000	515,000	613,000	919,000	523,750	662,500	
Skye Canyon	568,688	597,997	555,391	562,394	597,732	538,571	
Southern Highlands	1,321,273	892,761	798,070	834,993	1,239,364	1,153,925	
Spring Valley	422,300	527,125	495,400	582,231	596,000	518,800	
Summerlin	867,023	1,072,319	885,328	861,728	824,823	943,987	
Sun City Anthem	575,037	678,952	587,388	660,732	568,212	577,943	
Sun City Summerlin	520,536	541,100	564,332	572,494	466,954	509,896	
The Lakes	625,941	673,100	544,900	635,838	586,250	918,100	
The Ridges	5,550,000	5,642,000	3,522,250	3,983,750	2,450,000	4,983,333	
Tuscany	527,000	549,571	533,333	674,250	511,500	566,000	
Other Groups							
Clark County	589,770	557,521	550,877	590,825	575,576	590,093	
Boulder City	555,153	526,240	699,443	599,225	633,363	659,171	
Pahrump	386,344	375,778	389,320	380,217	360,402	369,889	
High Rise Sales	595,539	513,469	611,652	530,484	572,218	857,877	
Luxury Sales (\$1M+)	2,033,521	1,856,442	1,700,878	2,107,398	1,954,424	2,290,797	